

# Burlingame

Historical District

## Potential Individually Significant Historical Sites

## POTENTIAL INDIVIDUAL DESIGNATIONS

These are sites that are historically significant as individual sites, and may be designated by the City's Historical Resources Board, independently of any Historical District designation for the rest of Burlingame.

[illegible]

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2367 30th Street, APN 539-033-03

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 2367 30th Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor's Parcel Number: 539-033-03; Legal Description: L1 BA TR1402/S 74 FT S 74 FT LOT 2;  
Thomas Bros. Map Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This mixed use commercial / residential courtyard was built in 1927 in the Spanish Colonial Revival style. The building has a flat roof with parapet walls. The top of the parapet is heavily detailed with high relief decorative cartouches. The central entry to the courtyard area is arched - the upper portion is heavily decorated with rococo detailing and flanked by high relief columns with medieval capitals. The courtyard has a center projecting pavilion with a pyramidal barrel clay/tile roof and an inverted scallop fascia. There are four sets of storefronts with recessed entrances. The doors are glass and wood frames. The storefront base is glazed tile. One story residential buildings containing five units are lined along three sides of a large courtyard/garden. Small alleys separate building elements within the compound. Individual entrances are framed by projecting tile shed roofs with ornamented stucco brackets. Building details indicate that different buildings were added at different times, but the composition remains cohesive. It is in fair condition.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003024.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 Mid-City Survey Est.

1927 TRW Data Assessor

\* P7. Owner and Address:

Hansen Jeffrev C

1504 Cypress Ave

San Diego, CA 92103

\* P8. Recorded by: (Name, affiliation, address)

Jone Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe) \_\_\_\_\_

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5B2

\* Resource Name or #: 2367 30th Street, APN 539-033-03

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial / residential

B4. Present Use: R--Courtyard

\* B5. Architectural Style: Spanish Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1927 was the date of construction estimated from the field survey, however, it appears that buildings were added at different times based on architectural detailing and layout.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Courtyard

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

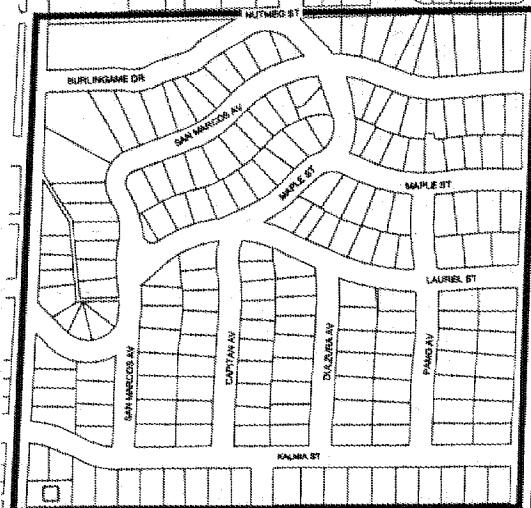
B13. Remarks:

Zoning: C; County land use code: 621

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code SD2

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2401 Capitan Avenue, APN 539-041-10

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 2407 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-041-10; Legal Description: L10 BE TR1402/; Thomas Bros. Map

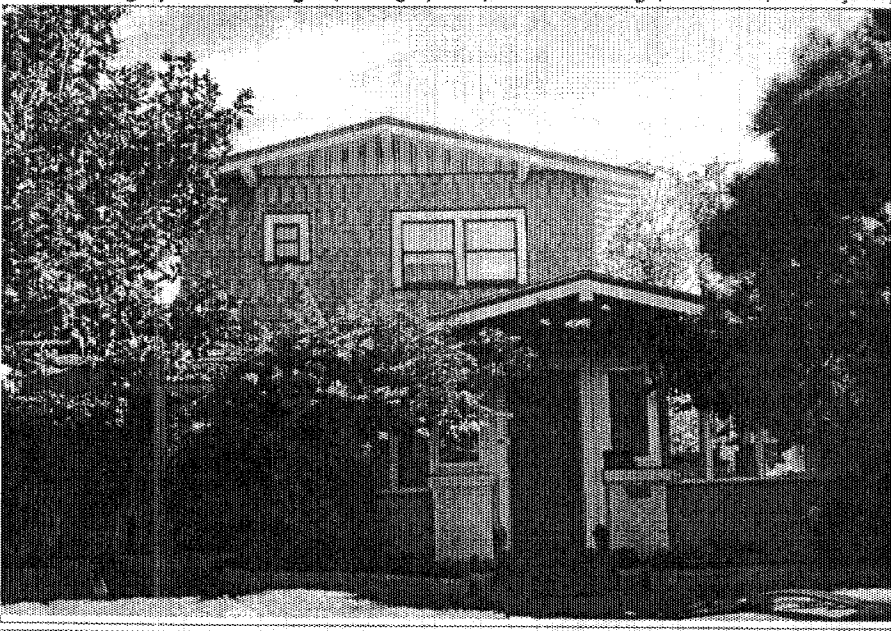
Reference: 60-F6

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1917 in the Craftsman style. It is a two story house with a low-pitch front gabled roof, exposed rafters, and vertical vents. The exterior wall surface consists of alternating square and rectangular wood shingles. The house features an off-centered main entry with a low pitched gable roof, an enclosed sun porch, and a multi-paneled wood door. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,752 square feet. The house features 3 bedrooms and 2 baths. The total lot area is 5,900 square feet. Other improvements on the property include a detached garage.

\* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003055.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1917 Owner Information

\* P7. Owner and Address:

Larsen Steven & Donna/Jt

2401 Capitan Ave

San Diego CA 92104-5410

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

5B2

Page 2 of 2

\* NRHP Status Code

\* Resource Name or #: 2401 Capitan Avenue, APN 539-041-10

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]25 was the date of construction, with effective improvements dating from [19]26.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

Related features on the property include a detached garage and older mature trees. The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code SD2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2457 Capitan Avenue, APN 539-041-04

P1. Other Identifier: The Edgar E. Hendee/William H. Wheeler House

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 2457 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-04; Legal Description: L4 BE TR1402/; Thomas Bros. Map

Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1912 in the Craftsman style. The house is multi-storied with multi-gabled rooflines and wide overhanging eaves. The exterior wall surface is wood. The front entry has a 3/4 length shed roof porch supported by a set of double square posts on heavy tapered brick piers. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,192 square feet. The house features 5 bedrooms and 2 baths. The total lot area is 5,300 square feet. Other improvements on the property include a detached garage.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003063.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1912 TRW Data Assessor

\* P7. Owner and Address:

Krauzlis Richard Middleton Laur

2457 Capitan Ave

San Diego CA 92104-5410

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List)

# BUILDING, STRUCTURE, AND OBJECT RECORD

5B2

Page 2 of 2

\* NRHP Status Code

\* Resource Name or #: 2457 Capitan Avenue, APN 539-041-04

B1. Historic Name: The Edgar E. Hendee/William H. Wheeler House

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]30 was the date of construction, with effective improvements dating from [19]33. Additional historical information, including 1912 construction date, obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date Original Location:

\* B8. Related Features:

Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: William H. Wheeler

b. Builder: McFadden and Buxton

\* B10. Significance: Them Architecture/Architect

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

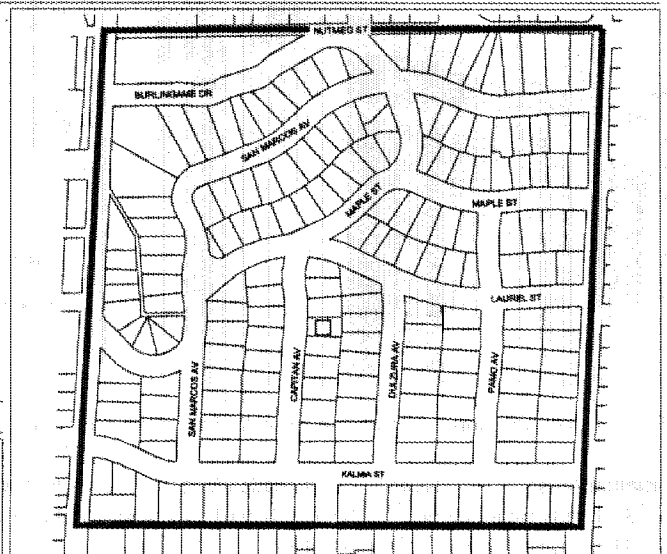
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, JS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2484 Capitan Avenue, APN 539-032-17

P1. Other Identifier: The Mausoleum House

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address 2484 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-17; Legal Description: L9 BF TR1402/; Thomas Bros. Map

Reference: 60-F5

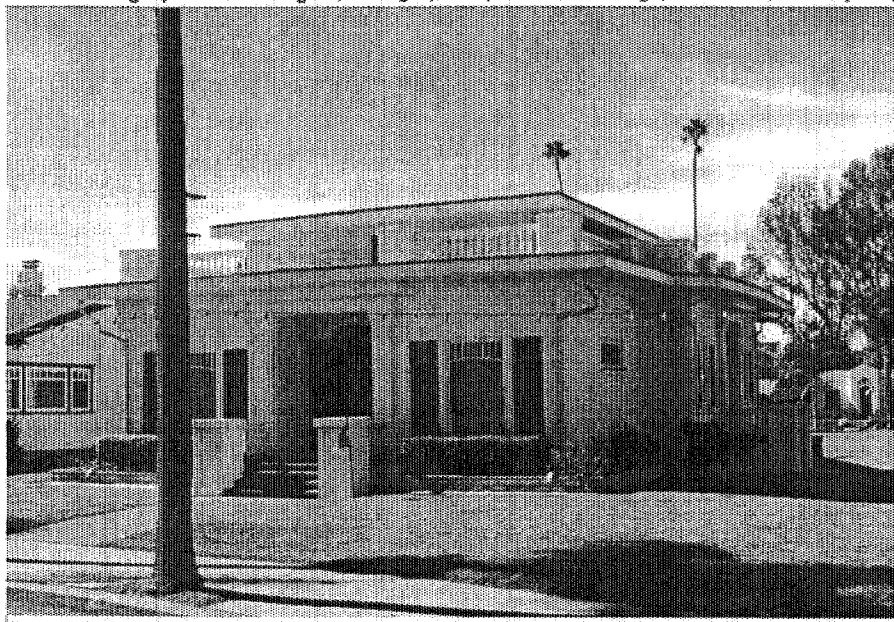
\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Art Deco style. The house is one and one-half stories on a corner lot with flat roofs and a roof veranda. The exterior wall material is stucco. The second story is setback and tiered with wide flat roof projections that effectively foreshorten the building's height. The lower roof projection also effectively foreshortens the building's height. Two entries of the same design are on each side of the house. The main entry has a central porch with Art Deco pilasters. The door is set under a low-point arch and is flanked by narrow side windows set in a wood frame. Two projecting three section windows with arched top-lights frame the entry door and porch. Narrow stained glass windows are set in the corner between the porches. An interior side yard has a recessed wall with arched entry. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,086 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,600 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003068.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1924 Covington, Donald

\* P7. Owner and Address:

Goodman James S & Mary P/Jt

2484 Capitan Ave

San Diego CA 92104-5411

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

SB2

Page 2 of 2

\* NRHP Status Code

\* Resource Name or #: 2484 Capitan Avenue, APN 539-032-17

B1. Historic Name:

B2. Common Name: The Mausoleum House

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Art Deco

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]25 was the date of construction. Additional historical information, including construction date, obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date Original Location:

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

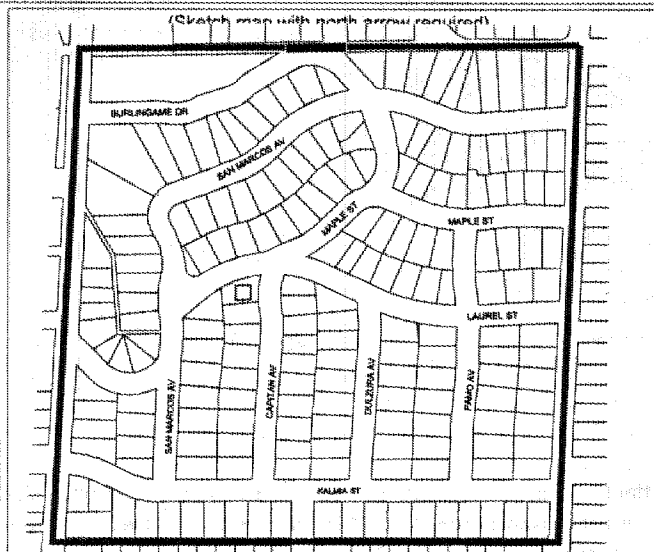
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code SD2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2427 Dulzura Avenue, APN 539-042-05

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 2427 Dulzura Avenue City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor's Parcel Number: 539-042-05; Legal Description: L5 BD TR1402/; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1926 in the Spanish Colonial Revival Style. The house is one-story with three vertical divisions. The roof is flat and has low parapet walls. The centralized entry is the main focal point, which is formed by an engaged tower with a terra cotta pyramidal roof. This tower extends above the primary roofline and forms a recessed arched entryway. The arch-surround is designed in relief and embodies a modest interpretation of Spanish Renaissance detailing. In the upper portion of the tower an outlet ventilator is set within a copper hooded niche with a smooth stucco oriel base. This decorative detailing functions as the archway pendant. To the right of the tower a low garden wall encloses a large window covered by a contemporary canvas awning. The vertical division left of the tower projects forward and has a large three-section window with a bottom overhanging lip. It is located in the community of Burlingame. Overall the house is in good condition and retains a high level of architectural integrity. The total usable floor area is 1,780 square feet. The house features 2 bedrooms and 2 baths. The total lot area is 6,300 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003085.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1926 TRW Data Assessor

\* P7. Owner and Address:

Smart Ellen S/Jt

2427 Dulzura Ave

San Diego CA 92104-5412

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5B2

\* Resource Name or #: 2427 Dulzura Avenue, APN 539-042-05

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Spanish Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]26 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

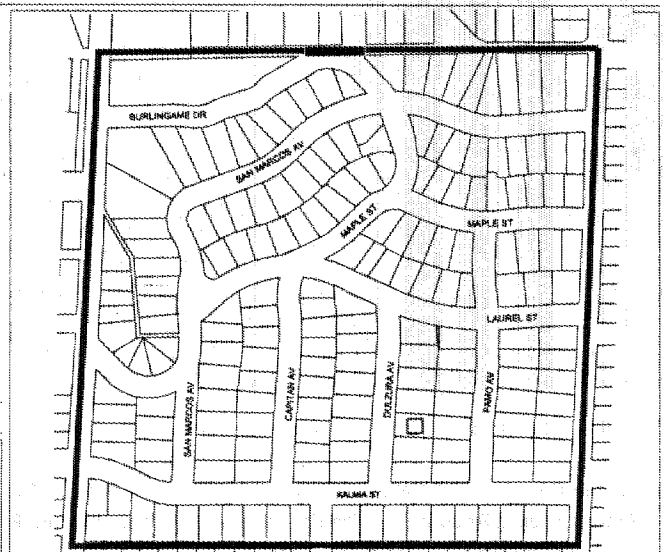
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary #

HR #

Trinomial

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

\* Resource Name or #: 2447 Dulzura Avenue, APN 539-042-03

P1. Other Identifier: The Mary Rhinehart/William H. Wheeler House

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 2447 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-042-03; Legal Description: L3 BD TR1402/; Thomas Bros. Map

Reference: 60-F5

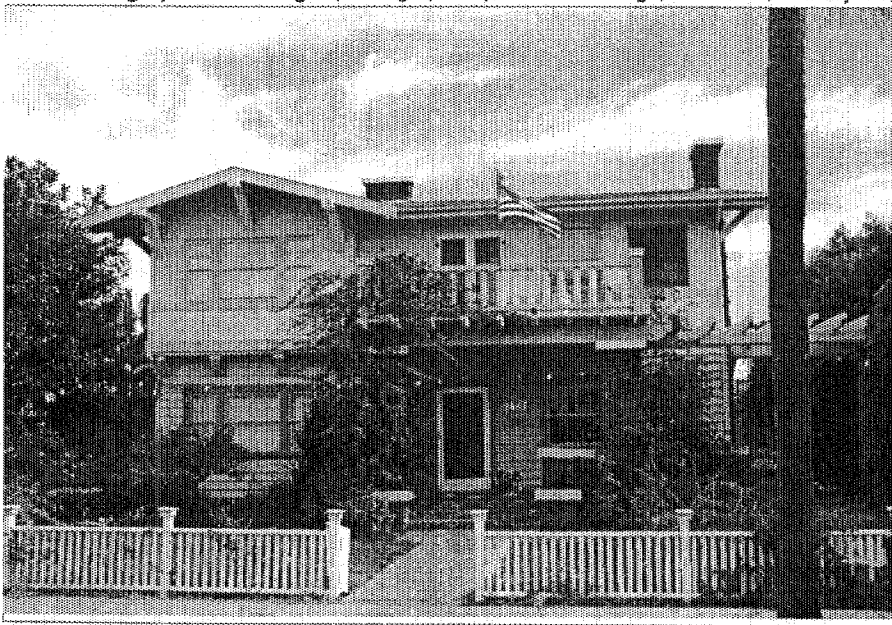
\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Craftsman style. The house is two stories with a cross gable roof. It has heavy exposed beams supported by heavy brackets. The exterior wall materials consist of stucco on the second story and horizontal wood siding on the first story. The house has two brick chimneys, one off-centered, the other located at the gable end. The second story has multi-paned French Doors that open onto a balcony with wood railing and "4X4" wood piers at the corners. The balcony is supported by cross beams on brick piers which flank the first story porch. All windows appear to be original and are double hung with multiglazed top lights. There is an attached porte cochere that is covered with a heavy wood trellis supported by square brick piers. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,042 square feet. The house features 4 bedrooms and 2 baths. The total lot area is 6,100 square feet. Other improvements on the property include a detached garage.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003087.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1912 TRW Data Assessor

\* P7. Owner and Address:

Sullivan Henry & Murphy Gayle/Jt

2447 Dulzura Ave

San Diego CA 92104-5412

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5B2

\* Resource Name or #: 2447 Dulzura Avenue, APN 539-042-03

B1. Historic Name: The Mary Rhinehart/ William H. Wheeler House

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction, with effective improvements dating from [19]15. Additional historical information obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: William H. Wheeler

b. Builder: Unknown

\* B10. Significance: Theme Architecture/Architect

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

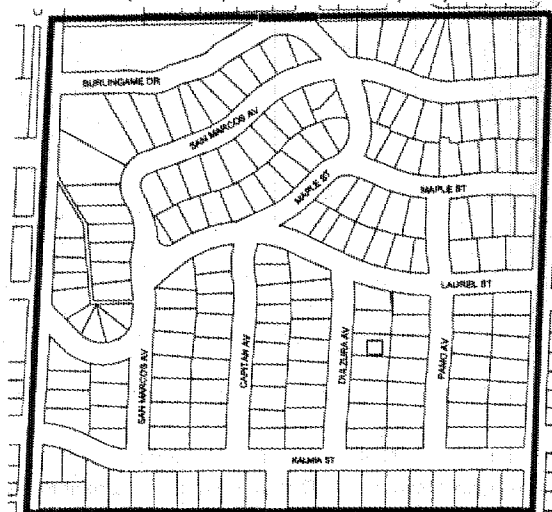
Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)





Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2450 Dulzura Avenue, APN 539-041-16

P1. Other Identifier: The Louis Brandt House

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 2450 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-041-16; Legal Description: L14 BE TR1402/; Thomas Bros. Map

Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Dutch Colonial Revival style with Craftsman detailing. The house is two and one-half stories with multiple roof styles including gable, gambrel, and shed roofs, with the dominant style being cross gabled. The exterior wall material is clapboard. The front facing gable has a brick chimney that runs through the center of the gable peak. The second story features double hung casement windows with multi-lights on top to the left of the chimney and French doors opening onto a small curved balcony to the right. The main entryway is recessed behind a brick segmented archway. The first story has a large window to the left with multi-lights at the top and a recessed entryway to the right. The house is located in the community of Burlingame. It is in good condition. The exterior wall surface is wood. The building is 2 stories in height. The total usable floor area is 2,012 square feet. The house features 4 bedrooms and 1 bath. The total lot area is 5,200 square feet. Other improvements on the property include a detached garage.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003077.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1912 Covington, Donald

\* P7. Owner and Address:

Ostrich Maureen

2450 Dulzura Ave

San Diego CA 92104-5413

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5B2

\* Resource Name or #: 2450 Dulzura Avenue, APN 539-041-16

B1. Historic Name: The Louis Brandt House

B2. Common Name \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]27 was the date of construction, with effective improvements dating from [19]31. Additional historical information, including construction date, obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Louis Brandt

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings

Review Code Reviewer

Date

Page 1 of 2

\* Resource Name or #: 3055 Kalmia Street, APN 539-033-07

P1. Other Identifier: The Henry C. Sparks/William H. Wheeler House

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3055 Kalmia Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-033-07; Legal Description: L6 BA TR1402/; Thomas Bros. Map

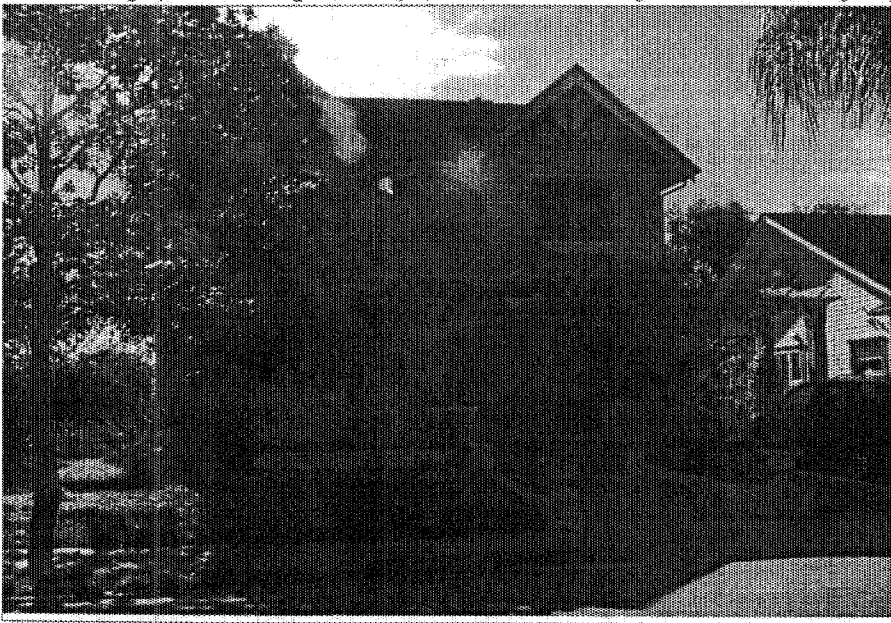
Reference: 60-F6

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) This home was constructed in 1912 in the Craftsman style with Queen Anne influences. The house is two stories with a multi-gabled roof with two chimneys, one on the side and one in the back. The house features four horizontal divisions delineated by building materials and decorative features such as, decorative half timbering in the pediment, followed by alternating shingles, brickwork and corbelling, and finally concrete at the foundation. The second story windows are multi-paned with window boxes. The first story windows are decorative leaded glass. All windows appear to be original. The porch has brickwork in the archway and decorative corbelling on each porch post. The house has a recessed entry with a multi-glazed door flanked by two small casement windows with decorative leaded glass. A heavy wrought iron security gate has been added to the entryway, but it is reversible. The house also features a porte cochere to the right created by heavy wood beams supported by square brick piers. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,508 square feet. The house features 5 bedrooms and 1 bath. The total lot area is 6,000 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003040.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1912 TRW Data Assessor

\* P7. Owner and Address:

Pohling John F & Mary V/Jr

3055 Kalmia St

San Diego CA 92104-5416

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code SB2

\* Resource Name or #: 3055 Kalmia Street, APN 539-033-07

B1. Historic Name: The Henry C. Sparks/William H. Wheeler House

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction. Additional historical information obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: William H. Wheeler

b. Builder: Henry C. Sparks

\* B10. Significance: Theme Architecture/Architect

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

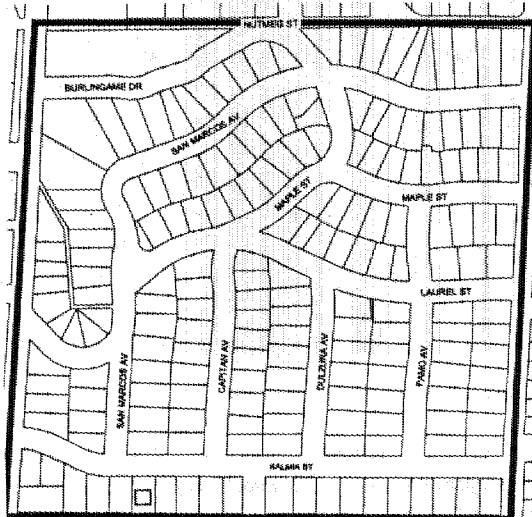
Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)



## PRIMARY RECORD

Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code SD2

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 3127 Kalmia Street, APN 539-044-03

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 3127 Kalmia Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-044-03; Legal Description: L3 BB TR1402/; Thomas Bros. Map

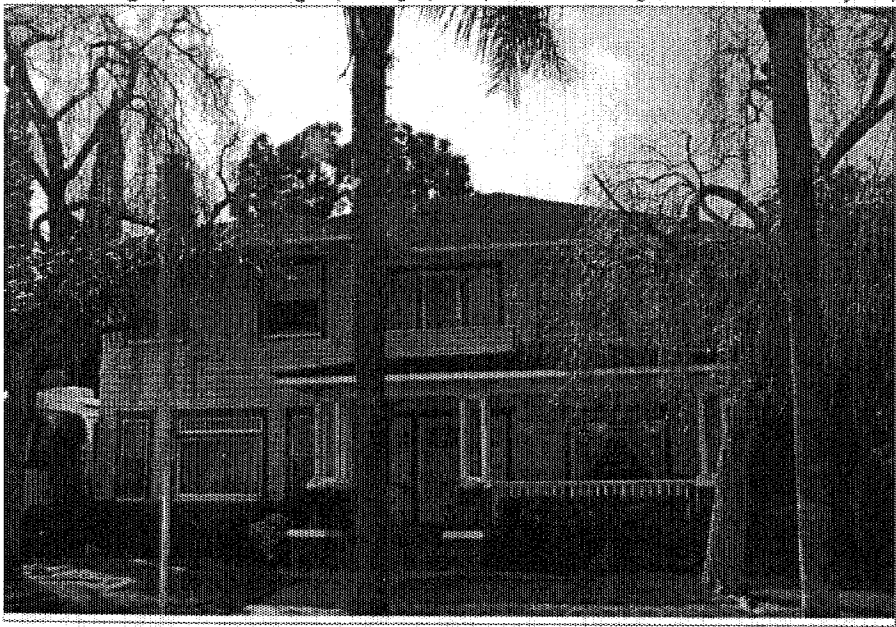
Reference: 60-F6

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1912 in the Craftsman style with other stylistic influences. It is two stories in height and has a medium pitched hipped roof with a two story chimney located at the end gable. A second story porch is centered above the first story main entry. The first story features a shed roof over a 3/4 porch that is supported by quadrupled posts on brick square piers. The house is sheathed in wood clapboard siding and has a wood balustrade on the first story porch. The house features Queen-Anne windows throughout. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 3,224 square feet. The house features 6 bedrooms and 2 baths. The total lot area is 6,000 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0001747.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1912 TRW Data Assessor

\* P7. Owner and Address:

Parra Dennis E & Jeannine M/Jt

3127 Kalmia St

San Diego CA 92104-5417

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5B2

\* Resource Name or #: 3127 Kalmia Street, APN 539-044-03

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, JS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





Primary #

HR #

Trinomial

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings

Review Code Reviewer

Date

Page 1 of 2

\* Resource Name or #: 3163 Kalmia Street, APN 539-044-07

P1. Other Identifier:

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 3163 Kalmia Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-044-07; Legal Description: L7 BB TR1402/; Thomas Bros. Map

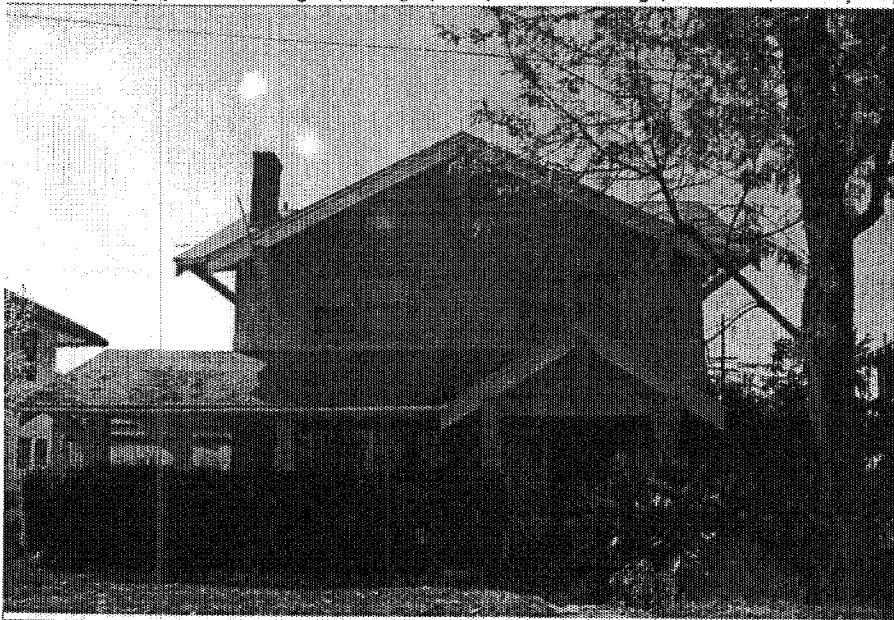
Reference: 60-F6

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1912 in the Craftsman style. The house is two stories with a medium pitched cross gabled roof and heavy exposed knee braces. The fascia and horizontal boards spaced to create vents are plain, heavy, and bold. The house features an off-centered front pediment entry and a wrap-around shed roof porch on the north (main) and west facades. The porch is supported by heavy, plain and bold wooden piers. The windows on the second story north elevation are paired one-over-one double hung, while the windows on the first story are triple with a central fixed pane flanked by one-over-one double hung windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,274 square feet. The house features 4 bedrooms and 1.5 baths. The total lot area is 6,000 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0001751.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1912 TRW Data Assessor

\* P7. Owner and Address:

Donnelly Donald & Mary Revocable

3163 Kalmia St

San Diego CA 92104-5417

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code SB2

\* Resource Name or #: 3163 Kalmia Street, APN 539-044-07

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

## PRIMARY RECORD

Page 1 of 2

\* Resource Name or #: 3171 Kalmia Street, APN 539-044-08

P1. Other Identifier: The William A. McIntyre/William H. Wheeler House

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 3171 Kalmia Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-044-08; Legal Description: L8 BB TR1402/; Thomas Bros. Map

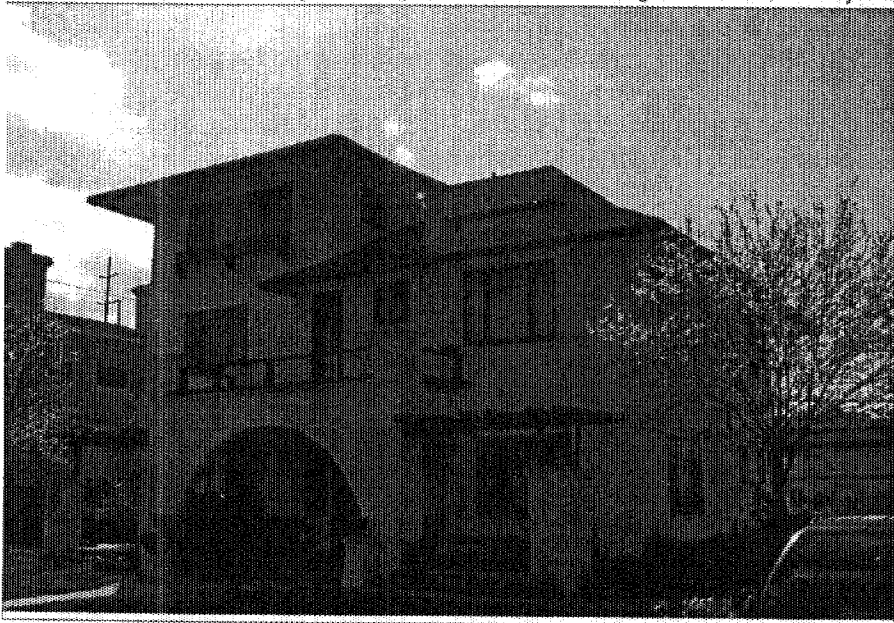
Reference: 60-F6

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1912 in the Prairie style. It is a three story house with a hipped roof, exposed rafters, and rounded eaves. The roof is in poor condition and is not original to the design of the house. The third story porch is enclosed with a textured stucco wall approximately three to four feet high. The second story porch is enclosed and has wood railing between two stucco piers. The first story focal point is a centralized arched entryway porch with exposed rafters supported by piers on either side. Exterior surface material is textured stucco. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 3,016 square feet. The house features 5 bedrooms and 1 bath. The total lot area is 6,000 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0001752.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Surv Est. 1912 A

1912 TRW Data Assessor

\* P7. Owner and Address:

Sullivan Bernard L

3171 Kalmia St

San Diego CA 92104-5417

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code

5B2

\* Resource Name or #: 3171 Kalmia Street, APN 539-044-08

B1. Historic Name: The William A. McIntyre/William H. Wheeler House

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Prairie

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction. Additional historical information obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: William H. Wheeler

b. Builder: W.A. McIntyre and Sons

\* B10. Significance: Theme Architecture/Architect

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

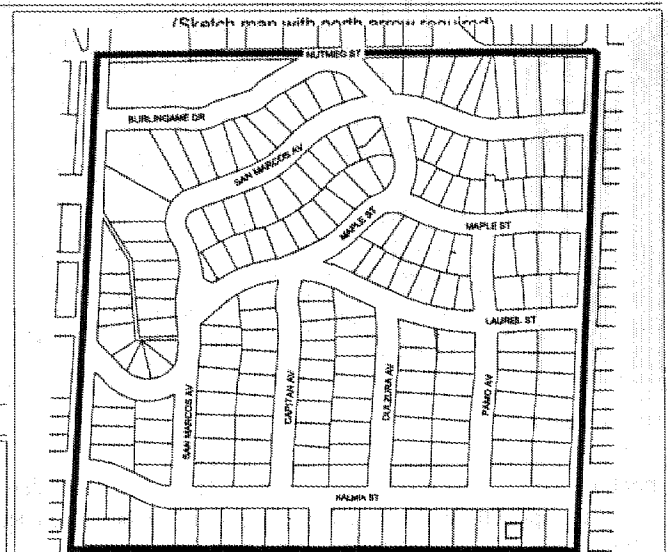
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 3195 Kalmia Street, APN 539-044-10

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 3195 Kalmia Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-044-10; Legal Description: L10 BB TR1402/; Thomas Bros. Map

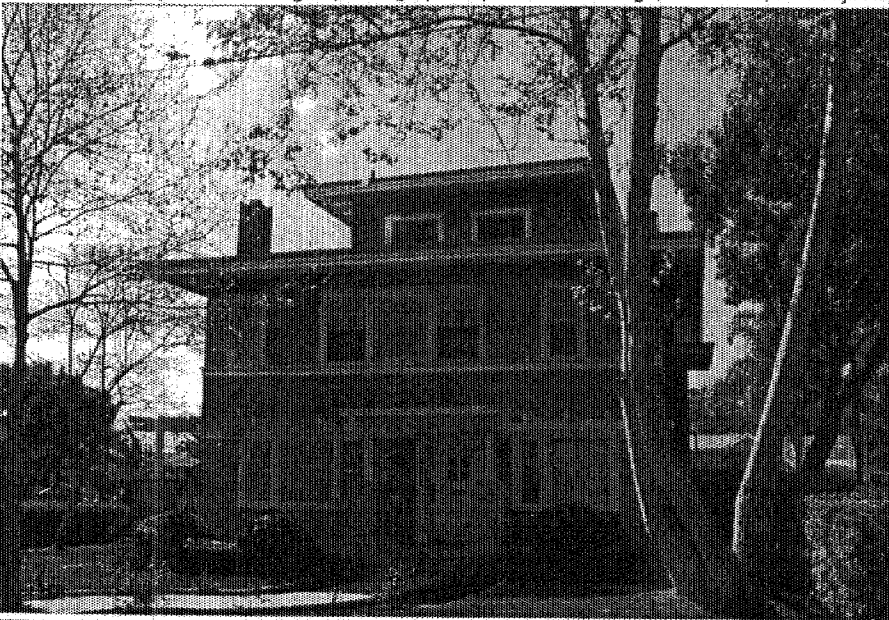
Reference: 60-F6

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1912 in the Prairie style. It is a two story house with a centrally located tiered third story view room (belvedere). The roof is flat and is covered in wood shingles on the second and third stories. Exterior wall surface is textured stucco on the first story and clapboard siding on the second and third stories. A full-length open entryway porch is supported by posts on square piers, with the main entryway covered with a flat roof. Photographic evidence from 1913 indicates that the house may have been modified by removal of the wrap-around porch/terrace, which was replaced by a trellis structure. The modifications are old and significant in themselves. The house is located in the community of Burlingame on the corner of Kalmia and 32nd. It is in good condition. The total usable floor area is 2,848 square feet. The house features 5 bedrooms and 1 bath. The total lot area is 6,300 square feet. Other improvements on the property include a detached garage.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0001754.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1912 TRW Data Assessor

\* P7. Owner and Address:

Jacoby Michael M/Jt

3195 Kalmia St

San Diego CA 92104-5417

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code SB2

\* Resource Name or #: 3195 Kalmia Street, APN 539-044-10

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Prairie

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction, with effective improvements dating from [19]56.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





Primary #

HR #

Trinomial

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings

Review Code Reviewer

Date

Page 1 of 2

\* Resource Name or #: 3016 Laurel Street, APN 453-711-07

P1. Other Identifier:

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3016 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 453-711-07; Legal Description: L7 BH TR1402/; Thomas Bros. Map

Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) This house was built in 1912 in the Prairie style. The house is one story with parapet walls extending over a flat roof. A projecting overhang with neo-classical details emphasizes the horizontality of the house. The house is symmetrical with two bays and a recessed central entry. There are four small decorative multi-paned windows along the upper portion of the fenestration and directly below the overhang large casement multi-glazed windows are framed by high relief pilasters and lintels. Above the relief pilasters are diamond reliefs which frame an individual square tile. The centralized entry has a wooden door with a peek window in the center. The door is flanked by a pair of narrow sidelights. Scored steps leading to the main entrance have globe finials on each side of the walkway. Although the house is in good condition, some ornamentation is painted over and the exterior textured stucco is inconsistent to the original exterior surface. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,166 square feet. The total lot area is 3,700 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002883.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1912 TRW Data Assessor

\* P7. Owner and Address:

Hoback Nan G

3016 Laurel St

San Diego Ca 92104-5023

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5B2

\* Resource Name or #: 3016 Laurel Street, APN 453-711-07

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Prairie

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1912 was the date of construction, with effective improvements dating from [19]192

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Jone Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

\* Resource Name or #: 3024 Laurel Street, APN 453-711-08

P1. Other Identifier:

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3024 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 453-711-08; Legal Description: L8 BH TR1402/; Thomas Bros. Map

Reference: 60-F5

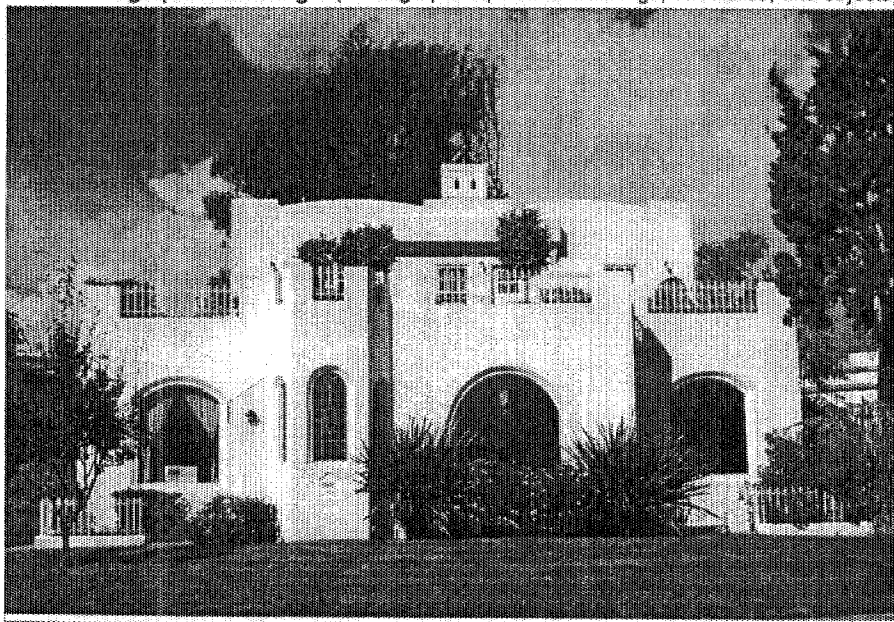
\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1920 in the Mission Revival style. The house appears to be a two story cube with an early projecting front addition. The second story has a curvilinear parapet wall with a central lantern and false overhanging eaves. The first story projects forward and extends beyond the second story cubic form creating east and west wings. The central portion of the main elevation consists of a projecting central bay with an off-centered octagonal tower. The first story roofline is a defensive parapet with wrought iron railing, creating a full length second story terrace. The main entryway and decorative leaded glass windows are arched and slightly recessed into the tower. The central bay has a large recessed arched fixed glass window, while the east and west wings have large recessed segmental arched fixed windows. The second story fenestration consists of six-over-one double hung windows and one multi-paned half light door. The house is located in the community of Burlingame. It is in good condition. The total useable floor area is 2,544 square feet. The total lot area is 4,700 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002885.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1920 TRW Data Assessor

\* P7. Owner and Address:

Provvedini Diego M & Aurelia/Jt

96 Rue Dumesme

Paris France

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5B2

\* Resource Name or #: 3024 Laurel Street, APN 453-711-08

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Mission Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1920 was the date of construction, with effective improvements dating from [19]192

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

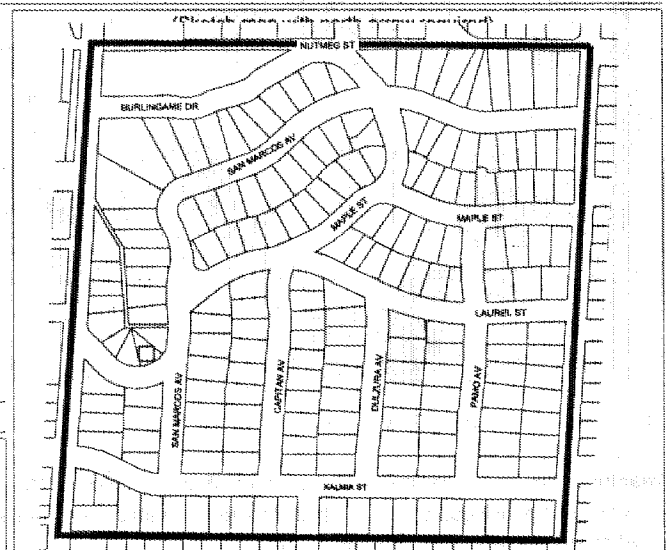
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 3117 Laurel Street, APN 539-041-19

P1. Other Identifier: The Dr. John L. Taylor/William H. Wheeler House

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 3117 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-041-19; Legal Description: L11 BE TR1402/; Thomas Bros. Map

Reference: 60-F5

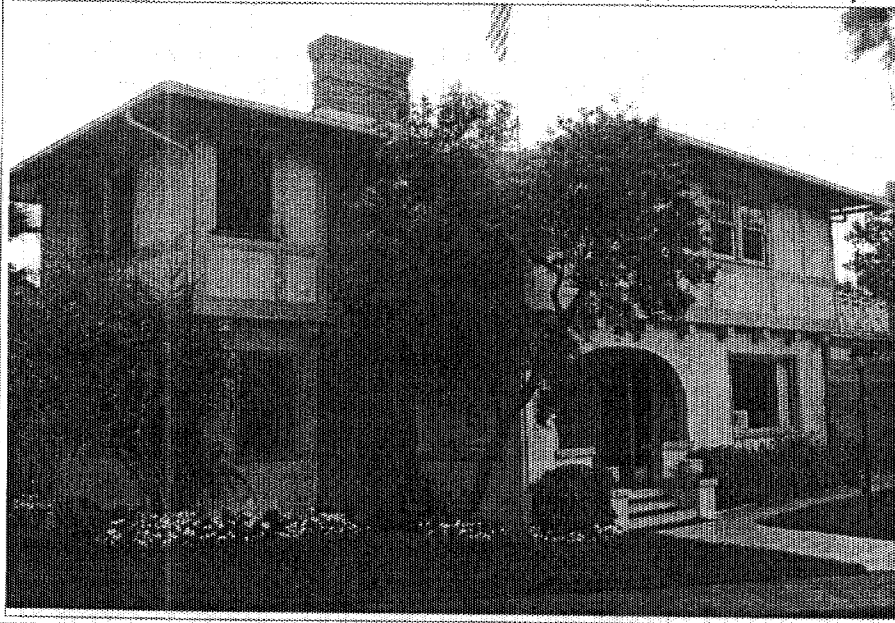
\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Prairie style. The house is two stories with a low pitched pyramidal roof and a two story brick chimney with corbelling bands at the top. The exterior wall materials are stucco and decorative half timbers on the second story. The upper story projects forward, exposing heavy rafter tails. The entryway has a low-point segmented arch over a recessed entry. The windows appear original, excluding a sliding glass door in the entryway (not readily visible) and in the modern addition recessed over the garage with aluminum sliding windows (which is reversible). Some of the original wood windows are being restored. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 2,162 square feet. The house features 3 bedrooms and 2 baths. The total lot area is 4,300 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002894.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1912 Covington, Donald

1936 TRW Data Assessor

\* P7. Owner and Address:

Walker Wendell V

3117 Laurel St

San Diego CA 92104-5024

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code SP2

\* Resource Name or #: 3117 Laurel Street, APN 539-041-19

B1. Historic Name: The Dr. John L. Taylor/William H. Wheeler House

B2. Common Name

B3. Original Use: Residential S

B4. Present Use: SF Residential

\* B5. Architectural Style: Prairie

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]36 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: William H. Wheeler

b. Builder: Unknown

\* B10. Significance: Theme Architecture/Architect

Area San Diego

Period of Significance 1912-1952

Property Type SF Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

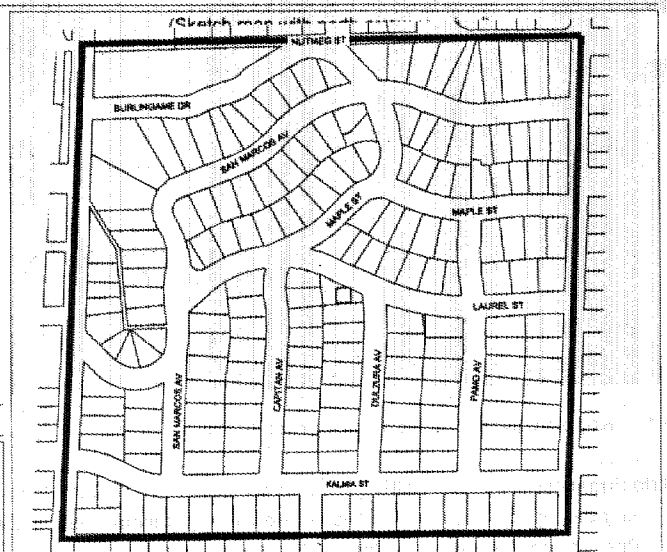
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





Primary #

HR #

Trinomial

NRHP Status Code SD2

## PRIMARY RECORD

Other Listings

Review Code Reviewer

Date

Page 1 of 2

\* Resource Name or #: 3144 Laurel Street, APN 453-724-06

P1. Other Identifier:

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 3144 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 453-724-06; Legal Description: L6 BJ TR1402/; Thomas Bros. Map Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Mission Revival style. The house is one story with a flat roof, an arched parapet relief, side vents, and three vertical bays. The exterior wall material is stucco. The central recessed bay has multi-paned full length windows. The right bay has a multi-light window covered by a canvas awning and surrounded by a low garden wall. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,088 square feet. The total lot area is 4,300 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0001770.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1923 Mid-City Survey Est.

1925 TRW Data Assessor

\* P7. Owner and Address:

Bishop Kathleen <Aka Bisho P Kat

3144 Laurel St

San Diego Ca 92104-5025

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 582

\* Resource Name or #: 3144 Laurel Street, APN 453-724-06

B1. Historic Name: The Lawrence and Lillian Helm House

B2. Common Name \_\_\_\_\_

B3. Original Use: Residential S

B4. Present Use: SF Residential

\* B5. Architectural Style: Mission Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1925 was the date of construction. Additional historical information, including construction date, obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Hurlburt and Tifal

b. Builder: Hurlburt and Tifal

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type SF Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

## PRIMARY RECORD

Page 1 of 2

\* Resource Name or #: 3154 Laurel Street, APN 453-723-07

P1. Other Identifier: \_\_\_\_\_

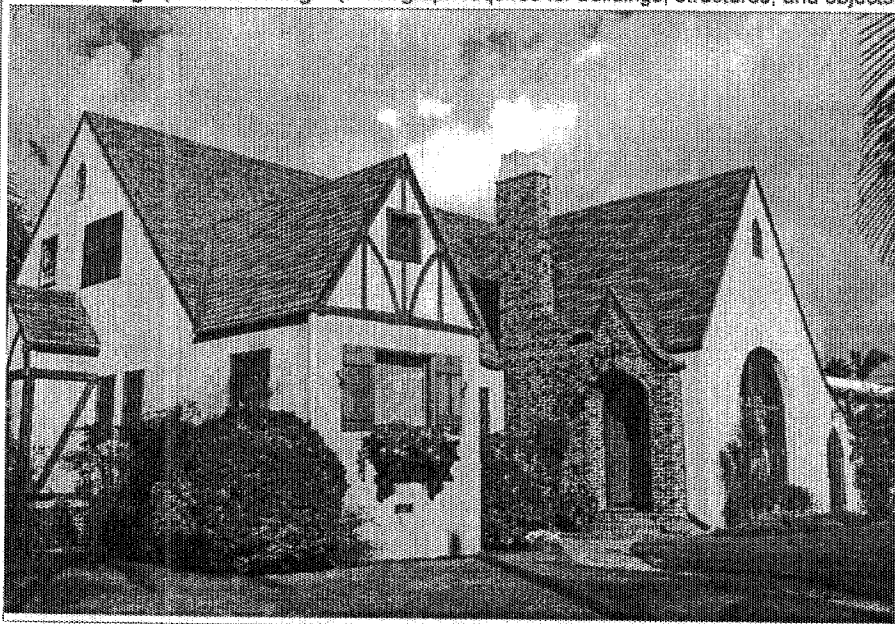
\* P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 3154 Laurel Street City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 453-723-07; Legal Description: L7 BK TR1402/; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1925 in the Tudor Revival style. The house is two stories with multiple steep-pitched, sloping cross gable roofs. The exterior wall material is stucco with decorative half timbering in the front intersection gable and the side projecting gable. The front intersection gable has a small multi-light window under the pointed arch outlet vents. The slight roof arch detail alludes to the thatched roofs of the original Tudor style. The main door is arched and recessed into an intersecting steep pitched gable framed by a decorative brick surround and chimney to the left. The windows are quarrel lights-over-one double hung windows with a large arched fixed window pane. It is in good condition. The total usable floor area is 2,318 square feet. The total number of units is 2. The total lot area is 7,335 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002900.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926 Mid-City Survey Est.

1925 Covington, Donald

\* P7. Owner and Address:

Smith Ernest D & Cory Lent/Jt

3154 Laurel St

San Diego Ca 92104-5025

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5B2

\* Resource Name or #: 3154 Laurel Street, APN 453-723-07

B1. Historic Name: The Leonard Lyons House

B2. Common Name

B3. Original Use:

B4. Present Use: Duplex Residential

\* B5. Architectural Style: Tudor Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1926 was the date of construction estimated from the field survey. Additional historical information, including construction date, obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date Original Location:

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Wesley Schenck

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Duplex Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

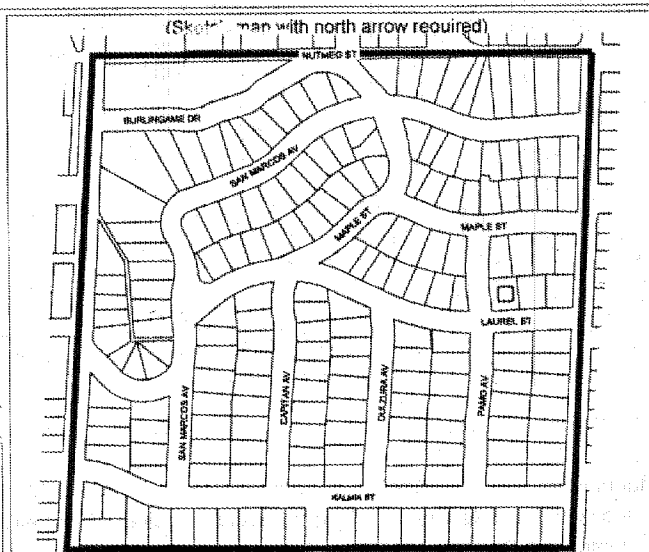
B13. Remarks:

Zoning: R1-5; County land use code: 112

\* B14. Evaluator: Ione Stiegler, JS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code SD2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 3106 Maple Street, APN 453-713-17

P1. Other Identifier: The Edward and Blanche Gibson House

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 3106 Maple Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 453-713-17; Legal Description: L17 BI TR1402/; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1917 in the Craftsman Japonese style. The house is two stories with three low-pitched, peaked gable roofs reflecting three bays and a second story set toward the back of the house. The exterior wall material is wood shingles. The porch is centralized and is supported by two large piers with blossom design capitals. Curved joists throughout. The second story windows are row windows while the first story windows have fixed central panes with one-over-one double hung flanking each side. The entryway is recessed and has one central door with wide paired full length sidelights. The garage is set back and features sliding garage doors that is consistent with the Japonese design. The house is located in the community of Burlingame. It is in excellent condition. The total usable floor area is 1,945 square feet. The total lot area is 5,400 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002902.JPG Est.

Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1917 Covington, Donald

\* P7. Owner and Address:

Russell Family Trust 08-30 -88

3106 Maple St

San Diego Ca 92104-5027

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

5B2

Page 2 of 2

\* NRHP Status Code

\* Resource Name or #: 3106 Maple Street, APN 453-713-17

B1. Historic Name: The Edward and Blanche Gibson House

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman Japoneseque

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1920 was the date of construction. Additional history information, including construction date, obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date Original Location:

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Alexander Schreiber

\* B10. Significance: Them Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

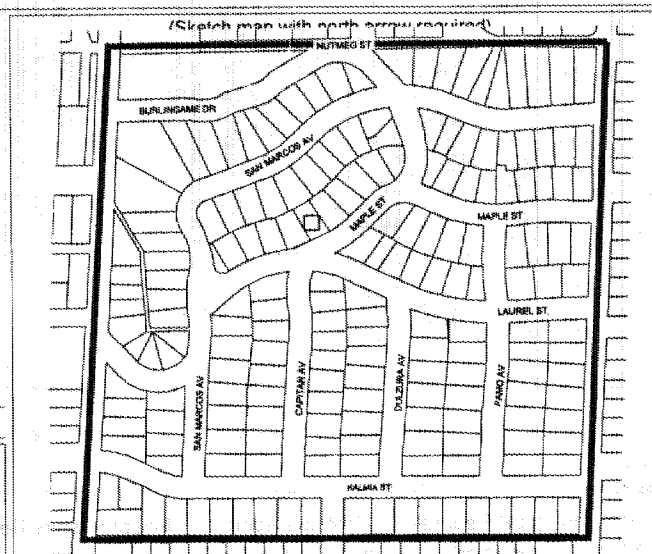
Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 3170 Maple Street, APN 453-722-14

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 3170 Maple Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 453-722-14; Legal Description: BL TR1402/POR; Thomas Bros. Map

Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Craftsman style. The house is two and one-half stories. The roof is a steep pitched side gable with flared eaves and exposed brackets on the gable ends. Approximately 3/4 of the way down the south (main) façade the roof projects outward forming secondary gable ends with flared eaves. The south façade roofline is supported by paired posts on brick piers, creating a covered full-length porch. The porch supports appear out of plumb, which is likely caused by a non-original, but early addition shed roof dormer centered in front of two original dormers. The original dormers have medium pitched gable roofs with flared eaves and exposed brackets. The first story exterior building material is clapboard siding, while the second and one-half stories are sheathed in wood shingles. The windows generally appear to be original, however aluminum sliding windows replace the original dormer windows. Located on the east elevation is a tall and narrow brick chimney and an open case stairway leading to the second story. Overall the house is in good condition with the exception of the porch supports. The house is located in the community of Burlingame. It is in good condition. The total useable floor area is 2,548 square feet. The total lot area is 5,600 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002915.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1924 Mid-City Survey Est.

1915 TRW Data Assessor

\* P7. Owner and Address:

Waczek Zsuzsa Trust 02-02- 93

3170 Maple St

San Diego Ca 92104-5038

\* P8. Recorded by: (Name, affiliation, address)

Jone Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

5B2

Page 2 of 2

\* NRHP Status Code

\* Resource Name or #: 3170 Maple Street, APN 453-722-14

B1. Historic Name: The Erwin D. Norris House

B2. Common Name

B3. Original Use:

B4. Present Use: (Sfr)

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1915 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date Original Location:

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)





## PRIMARY RECORD

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2526 Pamo Avenue, APN 453-724-05

P1. Other Identifier: \_\_\_\_\_

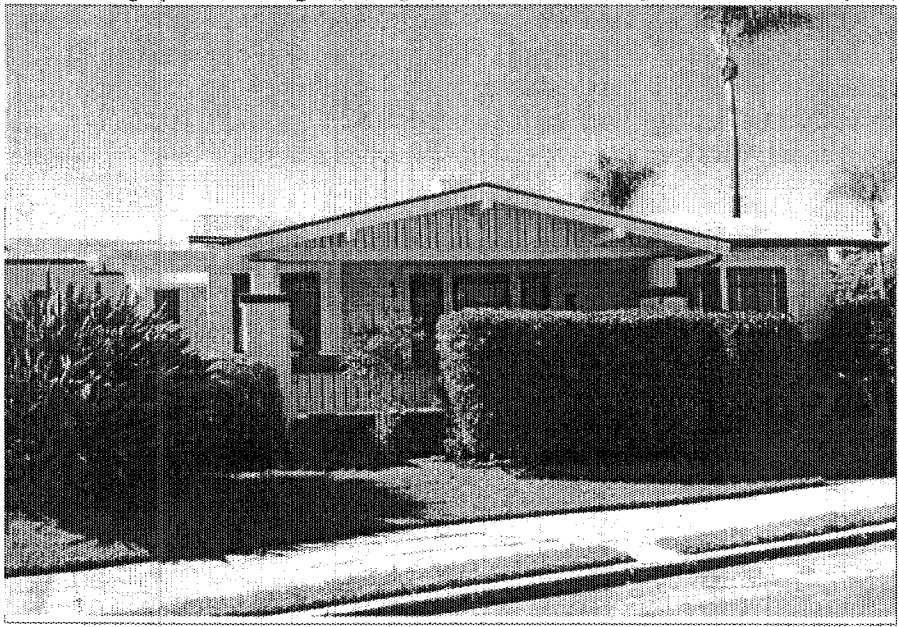
\* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 2526 Pamo Avenue City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 453-724-05; Legal Description: L5 BJ TR1402/; Thomas Bros. Map Reference:  
60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1922 in the Craftsman Bungalow style. The house is one story and has a low-pitch cross gable roof with vertical wood vents in the pediment. The lower portion of the house has vertical board and batten siding up to the window level. The upper portion of the house has wood shingles set in a pattern of alternating large shingles. The two siding materials are separated by two four inch horizontal wood slats. The porch is offset to the side with a low-pitch gable roof supported by short square wood columns on high concrete or stucco piers. The front door is glass with multi-lights and is flanked by 3/4 sidelights. The windows are wood casements with multi-lights on top of fixed panes. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,296 square feet. The total lot area is 5,900 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)  
Photo Number: P0002922.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

1918 Mid-City Survey Est.  
1922 TRW Data Assessor

\* P7. Owner and Address:  
Fredricks Kelly And Steoe  
2526 Pamo Ave  
San Diego Ca 92104-5041

\* P8. Recorded by: (Name, affiliation, address)  
Ione Stiegler, JS Architecture  
Updated 11/21/2001 by  
City of San Diego Planning Staff  
202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5B2

\* Resource Name or #: 2526 Pamo Avenue, APN 453-724-05

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: \_\_\_\_\_

B4. Present Use: (Sfr)

\* B5. Architectural Style: Craftsman Bungalow

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1918 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1922 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type \_\_\_\_\_

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

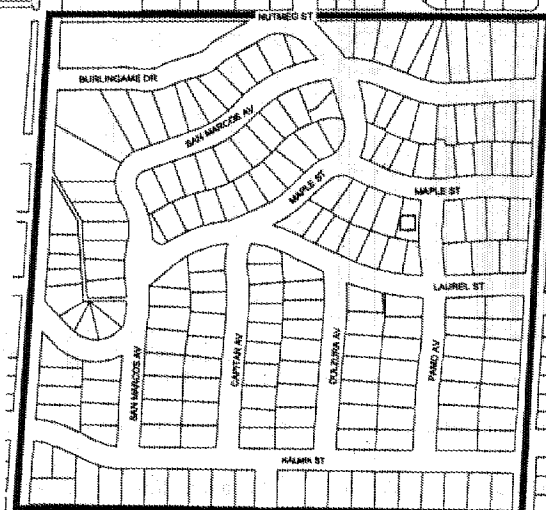
Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Jone Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)



## PRIMARY RECORD

Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5D2

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2403 San Marcos Avenue, APN 539-032-08

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 2403 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-032-08; Legal Description: L8 BF TR1402/; Thomas Bros. Map  
Reference: 60-F6

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built circa late 1910's in the Craftsman Bungalow style. The house is one story with a Jerkinhead hipped gable roof, centered outlet vent, and wide porch that runs the width of the front of the house. An elongated flat arch terminates into heavy piers, which support the porch. The elongated arch is embellished by with wood dentils and a central keystone. The house appears to have original Craftsman style windows is sheathed in wood clapboard siding. A large central full-light door of Craftsman design is flanked by full length sidelights. Two secondary piers are adjacent to the porch steps and traditionally would exhibit urns. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,915 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,300 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002952.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1911 TRW Data Assessor

\* P7. Owner and Address:

Sherwood Lawrence H & Virginia J

2403 San Marcos Ave

San Diego CA 92104-5029

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2403 San Marcos Avenue, APN 539-032-08

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman Bungalow

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]11 was the date of construction, with effective improvements dating from [19]24.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

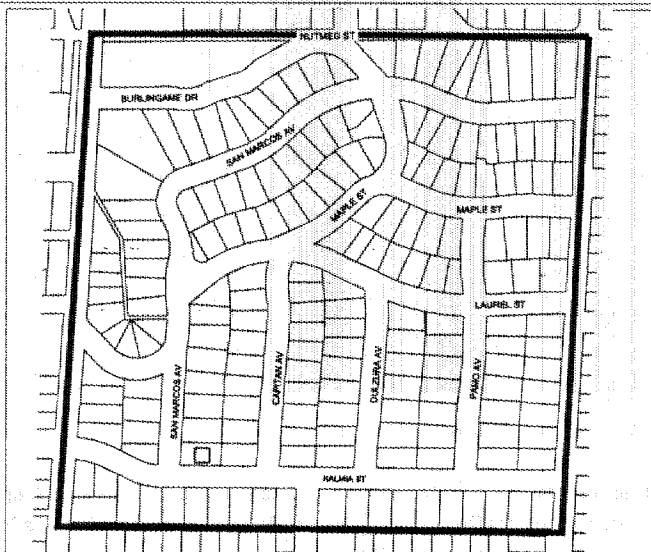
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2404 San Marcos Avenue, APN 539-031-05

P1. Other Identifier: \_\_\_\_\_

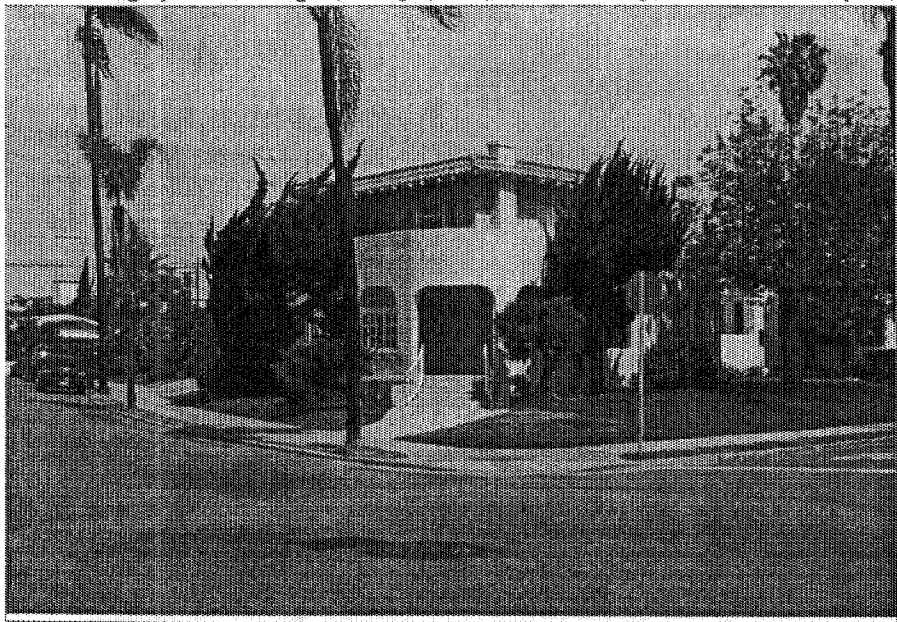
\* P2. Location: ☐ Not for Publication ☒ Unrestricted  
a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ B.M. \_\_\_\_\_  
c. Address 2404 San Marcos Avenue City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 539-031-05; Legal Description: L8 BG TR1402/; Thomas Bros. Map  
Reference: 60-F6

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1925 in the Spanish Colonial Revival style. The house is located on the corner of San Marcos Ave. and Kalmia St. The house is two stories with a flat roof, parapet wall, exposed rafters, and second story porch. The exterior wall material is rough stucco which may not be original. A walkway off Kalmia St. leads to the curvilinear front porch, which is one and one-half stories high and appears to be original. The porch windows are multi-paned and set in a segmental arch. The lighting fixture in the entryway and the wrought iron on the windows match, and they appear to be original or an early addition. The security gates are a later, reversible addition. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,153 square feet. The house features 3 bedrooms and 2 baths. The total lot area is 4,400 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0004329.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1925 TRW Data Assessor

\* P7. Owner and Address:

Cazares Amparo C Trust  
2404 San Marcos Ave  
San Diego CA 92104-5030

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture  
Updated 11/21/2001 by  
City of San Diego Planning Staff  
202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

5B2

Page 2 of 2

\* NRHP Status Code

\* Resource Name or #: 2404 San Marcos Avenue, APN 539-031-05

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Spanish Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]25 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date Original Location:

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

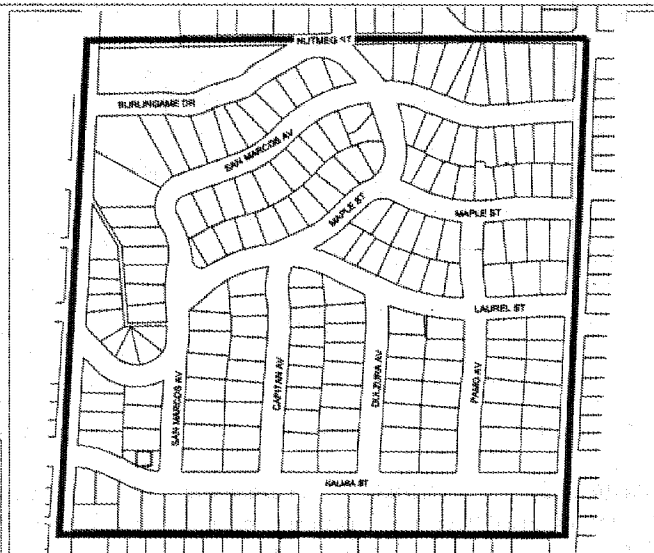
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



# PRIMARY RECORD

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2415 San Marcos Avenue, APN 539-032-07

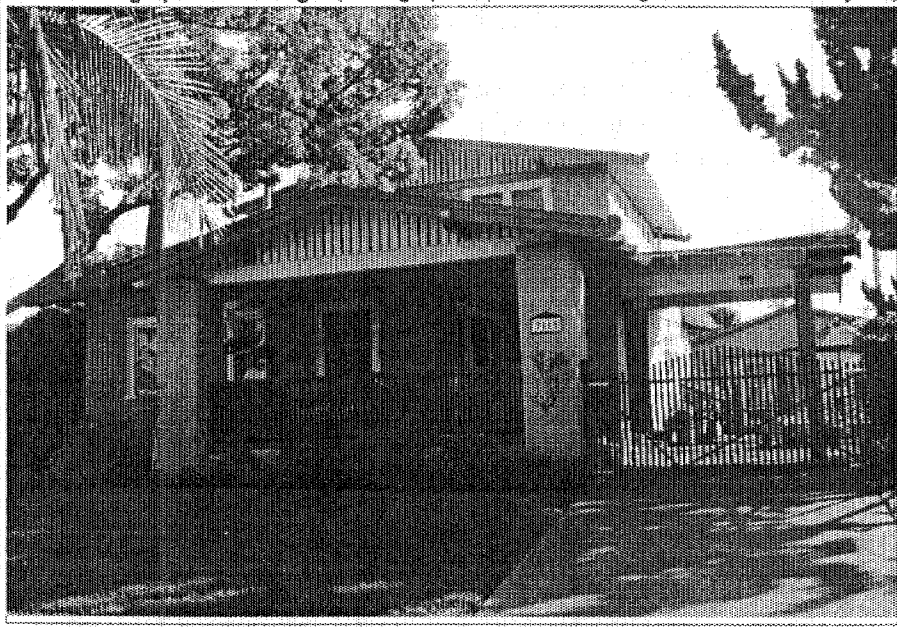
P1. Other Identifier: \_\_\_\_\_  
\* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 2415 San Marcos Avenue City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 539-032-07; Legal Description: L7 BF TR1402/; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1920 in the Craftsman Bungalow style. The house is two stories with front facing gable roofs, large vertical vents, and rounded fascia. There is an offset porch supported by massive piers with wood slat railing and a porte cochere, which appears to be an early addition. The exterior wall material is stucco, and the windows appear to be original throughout the house. The first story has a rounded bay window on the south elevation. The main entrance is recessed in to the porch and is entered from the south. The door is a large glass door with Craftsman patterns and narrow sidelights. The garage has been converted to living quarters. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,711 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,300 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002954.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1920 TRW Data Assessor

\* P7. Owner and Address:

Fleisher Robert E Jr & Shaul L

2415 San Marcos Ave

San Diego CA 92104-5029

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code

532

\* Resource Name or #: 2415 San Marcos Avenue, APN 539-032-07

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman Bungalow

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]20 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date Original Location:

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





## PRIMARY RECORD

Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code SD2

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2432 San Marcos Avenue, APN 539-031-08

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 2432 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-031-08; Legal Description: L5 BG TR1402/; Thomas Bros. Map

Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1932 in the Craftsman Bungalow style. The house is one story with a low-pitch cross gable roof, exposed beams and rafters, vertical vents, and a side chimney. The exterior wall material is wood siding. The porch is supported by large columns on piers and has low pitched intersecting gable roofs. Secondary and tertiary piers flank the steps, which lead to the porch and the main entryway. The main entry features a central wood door with glass panes and triple windows with a fixed central pane flanked by double hung windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,557 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 5,000 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002964.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1932 TRW Data Assessor

\* P7. Owner and Address:

Preste Mary L

666 San Fernando St

San Diego CA 92106

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

5R2

Page 2 of 2

\* NRHP Status Code

\* Resource Name or #: 2432 San Marcos Avenue, APN 539-031-08

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman Bungalow

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]32 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date Original Location:

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Them Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2525 San Marcos Avenue, APN 453-713-05

P1. Other Identifier: The Charles Crouch House

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 2525 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-05; Legal Description: L5 BI TR1402/; Thomas Bros. Map Reference: 60-F5

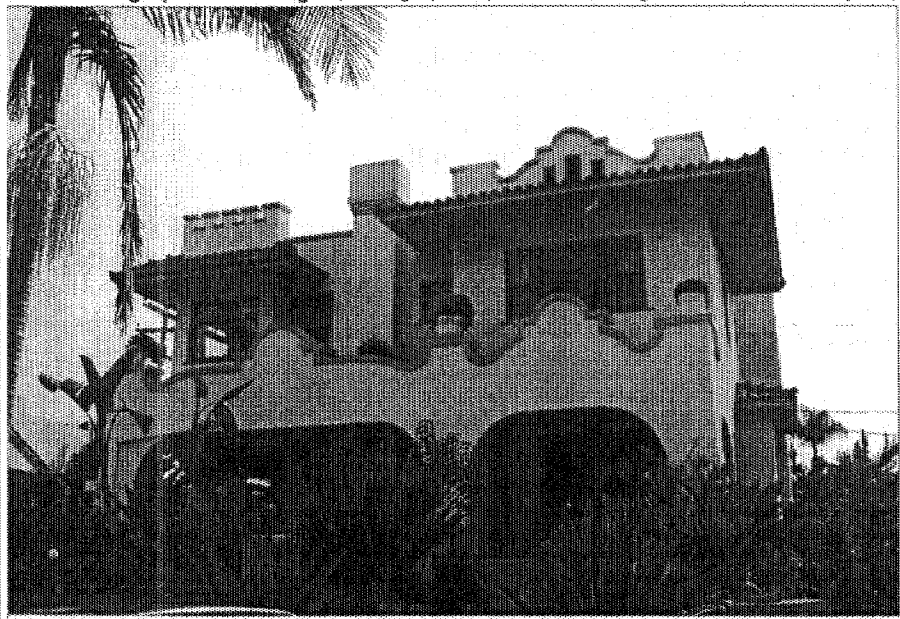
\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Spanish Mission Revival style with eclectic Baroque features. The house is two stories with curvilinear parapet walls with various cantilevered roofs on the second story - a three-quarter wrap around cantilevered roof on the right bay and a smaller cantilevered roof on the left bay. The exterior wall material is stucco. The large first floor porch is broken into segmental arches and supports the second story terraces. The main entry is off centered and has a large glass door and narrow sidelights. The central chimney is tapered with corbel plain bands. All windows appear original and are typical of the Mission Revival design. The exterior wall surface is smooth stucco with coping accentuating the curvilinear parapet walls. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,128 square feet. The total lot area is 5,800 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002979.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1912Covington, Donald

\* P7. Owner and Address:

Johnston Timothy & Oboyle Judith

2525 San Marcos Ave

San Diego Ca 92104-5031

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

5B2

Page 2 of 2

\* NRHP Status Code

\* Resource Name or #: 2525 San Marcos Avenue, APN 453-713-05

B1. Historic Name: The Charles Crouch House

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Mission Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Data indicates 1912 as the actual date of construction. Additional historical information, including construction date, obtained from: Covington, Donald Patrick, "Burlingame: The Tract of Character 1912-1929". Park Villa Press, San Diego, 1997.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date Original Location:

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Swift and Hawkins

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)





## PRIMARY RECORD

Primary #

HR #

Trinomial

NRHP Status Code 5D2

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

\* Resource Name or #: 2605 San Marcos Avenue, APN 453-722-01

P1. Other Identifier:

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2605 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 453-722-01; Legal Description: L1 BL TR1402/WLY 5 FT LOT 2; Thomas

Bros. Map Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1920 in the Craftsman Bungalow style. The house is situated on a corner lot and is a one story with a low pitch gable roof with wood exposed brackets. The main entry is set within an intersecting gable porch supported by stone masonry piers. The exterior wall material is stucco, with stone masonry on the chimney and base of the house. The windows are three section Craftsman wood framed with large fixed central panes with multi-lights on top. The house has simple decorative details of diamonds and squares at strategic locations, framed vents in the front intersecting gable. The house is setback seven feet from the sidewalk. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,187 square feet. The total lot area is 4,400 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002991.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1922 Mid-City Survey Est.

1920 TRW Data Assessor

\* P7. Owner and Address:

Lindquist Diane D

2605 San Marcos Ave

San Diego Ca 92104-5033

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego, CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code

5B2

\* Resource Name or #: 2605 San Marcos Avenue, APN 453-722-01

B1. Historic Name:

B2. Common Name:

B3. Original Use:

B4. Present Use: (Sfr)

\* B5. Architectural Style: Craftsman Bungalow

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1922 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1920 was the date of construction, with effective improvements dating from [19]1922.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type \_\_\_\_\_

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)

